

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION REVIEW BOARD



HPRB ACTIONS
January 25, 2018

Present: Marnique Heath (Chair), Andrew Aurbach, Brian Crane, Linda Greene, Outerbridge Horsey, Chris Landis, Gretchen Pfaehler, and Joseph Taylor. Absent: Rauzia Ally

JANUARY 25 AGENDA

DESIGNATION HEARINGS

Kingman Park Historic District, all properties between East Capitol, 19th and M Streets NE and Maryland Avenue NE and the Anacostia River, Case 16-19.

The Board heard testimony on the nomination and continued the hearing until March 22nd.

HISTORIC LANDMARK

~~Potomac Electric Power Company Substation No. 25, 2119 Champlain Street NW, HPA 18-034, concept/partial demolition, alteration (if designated).~~

Deferred to February 1 agenda

TAKOMA PARK HISTORIC DISTRICT

6914 Willow Street, NW, HPA 18-138, concept/new three-story multiple-unit dwelling.

The Board found the concept to be generally compatible with the historic district but found that the proposed parking and trash storage should be relocated towards the rear of the lot, and that further refinement was needed on the massing and architectural details along the side and rear of the building. The project should return to the Board when ready. No ANC resolution was received. Vote: 4-2

CAPITOL HILL HISTORIC DISTRICT

326 A Street SE, HPA 17-591, concept/revised proposal for three-story side and rear additions.

The Board concurred with the comments of the ANC and voted to approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. Vote: 6-0

400 D Street SE, HPA 17-488, concept/construct parking structures.

The Board concurred with the concerns raised in the ANC resolution, and voted to find the garage structures and mechanical lifts not compatible with the historic district. The motion failed 3-3.

FEBRUARY 1 AGENDA

Present: Marnique Heath (Chair), Andrew Aurbach, Outerbridge Horsey, Chris Landis, Gretchen Pfaehler, and Joseph Taylor. Absent: Rauzia Ally, Linda Greene, Brian Crane.

U STREET HISTORIC DISTRICT

~~1114-1118 U Street NW, HPA 18-018, concept/roof addition.~~

This case was deferred at the request of the applicant.

2212 12th Street NW, HPA 18-114, concept/third floor addition.

The Board found the concept incompatible with the character of the historic district and inconsistent with the purposes of the preservation act as it would result in a visible roof addition.

Vote: 5 - 1

ANACOSTIA HISTORIC DISTRICT

1446 W Street SE, HPA 18-109, concept/new single-dwelling building.

The Board approved the proposed concept of the overall size, footprint and massing, and delegate to staff further review with the recommendation to amend the details according to HAPS report and adding a compatible fence to the property. Vote: 6-0

~~1227 Maple View Place SE, 18-176, permit/raze two-story frame house.~~

This case was deferred at the request of the applicant.

MASSACHUSETTS AVENUE HISTORIC DISTRICT

1775 Massachusetts Avenue NW, HPA 18-141, concept/alter front entrance and driveway.

The Board asked that the applicant further explore an interior option for the entry vestibule along with continued study to refine a simplified exterior vestibule design and return to the Board for review. Vote: 6-0

MOUNT VERNON SQUARE HISTORIC DISTRICT

1112-1114 5th Street NW, HPA 18-134, concept/addition to existing building and new building on vacant lot.

The Board found the concept for a new three story in-fill rowhouse at 1112 5th Street and rear and partial roof-top additions on 1114 5th Street to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to staff on the condition that the amount of demolition at 1114 be reduced to comply with DCMR 10C, 305.1. Vote: 5-0

LANDMARK HEARINGS

Potomac Electric Power Company Substation No. 13, 1001 Harvard Street NW, Case 16-10

The Board designated the property a historic landmark and requested that the nomination be forwarded to the National Register of Historic Places. Vote: 5-0.

Potomac Electric Power Company Substation No. 25, 2119 Champlain Street NW, Case 16-11

The Board designated the property a historic landmark and requested that the nomination be forwarded to the National Register of Historic Places. Vote: 5-0.

HISTORIC LANDMARKS

Potomac Electric Power Company Substation No. 13, 1001 Harvard Street NW, HPA 18-035, concept/modernization of substation

The Board approved the conceptual design on the consent calendar, including a necessary subdivision, with the comment that a preservation plan for the historic building should be developed in consultation with HPO, 5-0.

Potomac Electric Power Company Substation No. 25, 2119 Champlain Street NW, HPA 18-034, concept/partial demolition, alteration

The Board found that the project would result in substantial demolition and referred the project to the Mayor's Agent. The Board found the proposed new construction to be compatible in character and materials but asked that the green wall adjacent to the side of the landmark be reevaluated, and that a preservation plan for the façade be developed in consultation with HPO. 5-0.

CONSENT CALENDAR

The first three cases were removed from the consent calendar and scheduled for the February 1st agenda. The remaining two cases were approved 8-0.

LANDMARK DESIGNATION

~~Potomac Electric Power Company Substation No. 13, 1001 Harvard Street NW, Case 16-10.~~

~~Potomac Electric Power Company Substation No. 25, 2119 Champlain Street NW, Case 16-11.~~

HISTORIC LANDMARKS

~~Potomac Electric Power Company Substation No. 13, 1001 Harvard Street NW, HPA 18-035, concept/modernization of substation (if designated).~~

Hebrew Home for the Aged, 1125 Spring Road NW, HPA 18-145, permit/interior renovation with one-story addition.

14TH STREET HISTORIC DISTRICT

1460 P Street NW, HPA 18-076, concept/side addition to non-contributing building.

Transcripts of Historic Preservation Review Board Meetings may be purchased from the court reporting agency that covered this hearing – Neal R. Gross & Co., Inc., (202) 234-4433, www.nealrgross.com or info@nealrgross.com. Individual staff reports that are prepared in advance of the hearing are posted on our website at <https://planning.dc.gov>